



**NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING OF THE SAN DIMAS PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the City of San Dimas has completed an Initial Study and intends to adopt a Mitigated Negative Declaration for the project described below, and will hold a public hearing of the Planning Commission to consider recommending to the City Council the proposed project and the Mitigated Negative Declaration as described below.

PROJECT NAME:

Municipal Code Text Amendment 20-0005; Specific Plan No.11

PROJECT LOCATION:

The Project Site is located within the southwestern portion of the City and is located within Specific Plan-11. Specific Plan-11, Area I is bordered by Puente Street to the north, Via Verde to the southeast, East Covina Hills Road to the southwest and the City of Covina to the west. The majority of the Specific Plan has been developed with single-family residences within hillside areas and is surrounded by existing hillside single-family residences. Local access to the Project Site is provided by Via Verde and regional access is provided by the San Bernardino Interstate-10 (I-10) Freeway, approximately 1-mile to the south.

PROJECT DESCRIPTION:

Consideration of a Municipal Code Text Amendment of Title 18-Zoning, Chapter 18.518 Specific Plan 11 of the San Dimas Municipal Code, to amend grading limits within Planning Area I and make various clean-up text amendments.

The proposed Municipal Code Text Amendment (MCTA) would allow for up to one thousand (1,000) cubic yards of grading, cut and fill, beyond that grading necessary for the primary residence, driveway and garage for properties located within SP-11 Planning Area 1 (36 residential lots, up to 36,000 CY grading). Per the previous Development Plan Review Board policy, a swimming pool and five (5) feet of decking surrounding the pool were exempted from the additional grading calculations. The proposed MCTA would also include development standards for the grading, landscaping and any retaining walls that the additional grading would require. Additional clean-up items are proposed by removing sections which dealt with the initial development of the area and codifying previous policies regarding Conditional Uses within the specific plan.

MITIGATED NEGATIVE DECLARATION PUBLIC REVIEW PERIOD

September 17, 2021 through October 7, 2021 at 1:30 P.M.

PLANNING COMMISSION PUBLIC HEARING DATE AND TIME

Thursday, October 7, 2021 at 7:00 P.M.

PLANNING COMMISSION PUBLIC HEARING LOCATION

City Hall Council Chambers
245 E. Bonita Avenue
San Dimas, CA 91773

PROJECT APPLICANT:

City of San Dimas
245 E. Bonita Avenue
San Dimas, CA 91773

STAFF CONTACT:

Henry Noh
Director of Community Development
909.394.6281
hnoh@sandimasca.gov

The City is requesting your participation in this public hearing process. If you are unable or do not desire to attend, you also have the opportunity to submit written comments in favor of or in opposition to this project. Correspondence should be addressed to the City of San Dimas, Planning Division, 245 East Bonita Avenue, San Dimas, CA 91773.

A detailed description of the subject application is on file in the Planning Division at City Hall. If you would like more information about the proposed project prior to the public hearing, please contact the Planning Division at 909.394.6250 and request information about this project.

If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, this public hearing.

Additionally, the City of San Dimas hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Staff has analyzed the request for the following:

After reviewing the Initial Study and any applicable mitigating measures for the project, Staff has determined that this project will not have a significant effect on the environment. Accordingly, a MITIGATED NEGATIVE DECLARATION has been prepared.

Public comments on the Mitigated Negative Declaration will be received by the City beginning on **September 17, 2021**, through **October 7, 2021 at 1:30 p.m.** As stated above, a public hearing of the San Dimas Planning Commission will be held to consider recommending the proposed project and the proposed Mitigated Negative Declaration on **October 7, 2021 at 7:00 p.m.** in the San Dimas City Hall Council Chambers at 245 East Bonita Avenue, San Dimas CA 91773. The proposed project and the proposed Mitigated Negative Declaration are anticipated to be heard by the San Dimas City Council at a later date. Any additional future public hearings by either the San Dimas Planning Commission or the San Dimas City Council will be noticed as required.

Copies of all relevant material, including the project specifications and all documents referenced in the Mitigated Negative Declaration, are available for public inspection at San Dimas City Hall, Planning Division, 245 East Bonita Avenue, San Dimas and the City of San Dimas website <https://sandimasca.gov/development-projects-environmental-information/>. Electronic format of the document(s) can also be obtained by contacting Ken Fichtelman at 909.394.6256. The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

